

Joseph Staub House
342 North College Avenue
Indianapolis
Marion County
Indiana

HABS No. IND-50

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

JOSEPH STAUB HOUSE

Location: 342 North College Avenue (Former Addresses:
10, 110, and 200 North Noble Street)
Indianapolis, Marion County, Indiana

Present Owner: Historic Landmarks Foundation of Indiana

Present Occupant: Rental property

Present Use: Residence

Statement of Significance: The house is a good example of a city home of a small businessman of modest means in the period just before the Civil War.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Dates of erection: Probably 1859 for the first portion. No information indicating the dates of the additions has been found.

Joseph Staub bought the lot in April, 1859 for \$600 (Deed Record Town Lots 9). The price indicates that there was no house standing on the lot at the time of Staub's purchase. The city directory published in 1860 lists Joseph Staub as living on Noble Street (former name of North College Avenue) between New York and Vermont Streets, which would be a correct, if not exact, designation for the house. This is the first city directory to list his residence on Noble Street. (Sutherland and McEvoy's Indianapolis City Directory and Business Mirror for 1860-61, Indianapolis, 1860.)

2. Architect: Not known; probably none.
3. Original and subsequent owners: Legal description of property: Lot 38 in T. R. Fletcher's subdivision of Out Lot 51 in the City of Indianapolis.

1859 Warranty deed April 5, 1859, recorded May 3, 1859 in Deed Record Town Lots 9, p. 13.
Timothy R. Fletcher and Sarah F. Fletcher, his wife
to
Joseph Staub
For \$600.

1896 Joseph Staub died, testate, December 16, 1896.

1896 Will of Joseph Staub October 21, 1887, probated

HABS
IND.

49 IND

7.

December 23, 1896, recorded in
Will Record N, p. 552.

to

Magdalena Staub, his wife

His interest in the merchant tailoring business
known as Staub & Son, Indianapolis, and all real
estate.

1908 Magdalena Staub died testate, November 19, 1908.

1908 Will of Magdalena Staub, September 25, 1908,
probated November 28, 1908 and recorded in
Will Record V, p. 491.

Real estate to be divided among her five children,
one of whom was Maggie I. Ruddy. From \$8000 to
\$10,000 was to be spent for a mausoleum in Crown
Hill Cemetery for her husband's and her own
remains, plus space for ten others.

1911 Quit claim deed January 24, 1911, recorded February
14, 1911 in Deed Record Town Lots 473, p. 207.
George W. Staub and Mary A. Staub, his wife.
Alexander Staub and Carrie O. Staub, his wife.
Catherine Roll and Harry W. Roll, her husband,
and John W. Staub

to

Maggie Ruddy

(Four of the children convey their interests in
the property to the fifth.)

1919 Warranty deed October 25, 1919, recorded October
28, 1919 in Deed Record Town Lots 614, p. 564.
Maggie I. Ruddy and Frank M. Ruddy, her husband
to
John W. Staub.

1927 John W. Staub died intestate, December 18, 1927.

1927 Probate of the estate of John W. Staub, deceased,
December 22, 1927 in Estate Docket 79, p. 26548.
Ella V. Staub was appointed as administratrix.
Order Book 113, p. 231. Lot 38 is included in
a list of the decedent's property.

1928 Quit claim deed June 11, 1928, recorded June 22, 1928
in Deed Record Town Lots 820, p. 182, Inst. #25938
Ella V. Staub, widow and unmarried.
to

Katherine Roll and Harry Roll, husband & wife jointly.

1929 Statement August 13, 1929, recorded August 14, 1929 in
Misc. Record 212, p. 33, Instrument No. 33542

Ella V. Staub is the widow and only heir of
John W. Staub

49-IND

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- 1930 Mortgage May 13, 1930, recorded May 14, 1930 in
Mortgage Record 1066, p. 128, Inst. # 16882
Harry W. Roll and Katherine Ross (signed Catherine Roll)
husband and wife
to
Celtic Savings and Loan Association No. 3
For \$2,500 and 6-1/2% interest.
- 1936 Assignment, April 30, 1936, recorded May 26, 1936 in
Release Record 53, p. 260, Inst. # 14345
The \$2500 mortgage was assigned by Celtic Savings
and Loan Association No. 3 to Leo F. Welch,
Harold R. Victor, and Norbert J. Fox, trustees.
- 1937 In Superior Court of Marion County April 10, 1937
Cause #A-93197
Leo F. Welch, Harold R. Victor, & Norbert J. Fox,
Trustees
vs.
Katherine Roll et al.
Suit to foreclose mortgage which was recorded
May 14, 1930.
Leo Welch appointed receiver.
- 1938 Sheriff's Deed September 28, 1938, recorded October
19, 1938 in Deed Record Town Lots 1000, p. 461
Otto Ray, Sheriff of Marion County, Indiana
to
Leo W. Welch, Harold R. Victor and Norbert J. Fox,
Trustees
Sold as the property of Katherine Roll by virtue
of proceedings in Superior Court of Marion County,
Cause No. A-93197.
- 1939 Trustee's Deed April 19, 1939, recorded August 24, 1939
in Deed Record Town Lots 1019, p. 313.
Leo Welch, Harold R. Victor, and Norbert J. Fox,
Trustees
to
Minnie Richey
- 1947 Warranty deed January 31, 1947, recorded January 31,
1947 in Town Lot Record 1247, p. 543, Inst. # 5516
Minnie Richey, unmarried
to
William C. Jones
- 1947 Mortgage January 31, 1947, recorded January 31, 1947 in
Mortgage Record 1406, p. 496, Inst. # 5518

William C. Jones, unmarried
to
Celtic Federal Savings & Loan Association of
Indianapolis
For \$1950.

7.

1947 Warranty deed August 18, 1947, recorded August 19, 1947
in Deed Record 1270, Inst. # 45774
William C. Jones, unmarried
to
Susie F. Parker, married

1960 Warranty deed April 26, 1960, recorded May 4, 1960 in
Deed Record 1804, Inst. # 31139
Susie F. Parker and George F. Parker, her husband
to
Clarence Barton and Maggie Barton, husband and wife

1965 Warranty deed July 22, 1965, recorded July 23, 1965,
Deed Record Inst. # 65-35593
Clarence Barton and Maggie Barton
to
Historic Landmarks Foundation of Indiana

4. Builder: Not known.

5. Original plan and construction: Observation of the north brick wall of the house reveals the fact that the house originally consisted of a front (east) portion two stories high and one room deep, and behind this a one-story portion two rooms deep. A continuous vertical brick joint behind the front second floor room indicates that the next two second floor rooms were an addition. Another continuous vertical joint at the first floor behind the rear of the second room of the one-story portion indicates that the one-and-a-half story portion at the very rear was still another addition.

Observing now the south brick wall, one finds a change in coloring and thickness of the peeling paint above the bay window at the first floor, indicating a former eave line, further evidence that the rear rooms on the second floor were additions. The peculiarly angled partition at the second floor of the stair hall testifies to changes made necessary when the added second floor rooms were constructed. The partition had to be angled in order to allow connection of a corridor on the south side of the second floor with the stair hall.

The front (east) walls once had shutters, as can be seen by the lesser weathering of the wall where they once protected it.

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6. Alterations and additions: Except for the front second floor room, the other second floor rooms were added, probably at two periods. The rear second floor room on the south (the one with the bay window) appears to have been added after the other second floor rooms because the brickwork at the north-west corner of the two-story south porch does not bond at this corner. There is a clean vertical joint instead. The one-and-a-half story addition at the rear constitutes another addition, as a vertical joint in the brickwork shows. As mentioned, the angled wall in the upstairs hallway is an alteration.

Dates of the alterations are not known. Some indications for the need to add to the house appears in Maggie Staub's will (Will Record V, p. 491). She and Joseph had five children. The architectural character of the additions is similar to the rest of the house, suggesting early construction dates.

B. Historical Events and Persons Connected with the Building:

Joseph Staub came to Indianapolis in 1852 and engaged in the tailoring business (William Herschell and Kate Milner Rabb, History of Indiana...Also An Account of Indianapolis and Marion County, Dayton, Ohio, 1924, Vol. 4, p. 635). In the city directory published in 1865 an advertisement describes Staub's business then in the following words: "Staub and Tapping, Merchant Tailors and Dealers in Ready-Made Clothing, Keeps Constantly on Hand Gents Furnishing Goods, Cloths, Cassimeres and Vesting. No. 2 Odd Fellows Hall" (Indianapolis City Directory for 1865, Hawes & Co., Indianapolis, 1865, p. 16 of advertising section). The classified section of the directory published in 1872 lists Joseph Staub's firm under the heading of Merchant Tailor, a different heading from Tailor (Swartz and Tedrowe's Indianapolis Directory 1872-73, Indianapolis, 1872).

Joseph Staub was active in politics and served as a councilman (Herschell & Rabb, History, Vol. 4, p. 635). He died on December 16, 1896.

John W. Staub was a son of Joseph and Magdalene Staub. He was born on December 17, 1858, and when he finished high school, he joined his father's business, which then became Staub and Son. In 1903, seven years after his father's death, he discontinued the business and bought an interest in Crescent Oil Co., which sold lubricating oil wholesale and retail, becoming president of the company. He also was president of the Indianapolis Oil Company and a director of the Diamond Chain Manufacturing Co. of Indianapolis. He married in 1920 (Herschell & Rabb, History, Vol 4, p. 635). He died on December 19, 1927 and was survived by his widow, Ella Staub; two sisters, Mrs. Frank Ruddy and

IND.
49 IND

and Mrs. Harry W. Roll, of Indianapolis; and by several nieces and nephews. John W. Staub did not live in the house at 342 North College Avenue at the time of his death ("J.W. Staub, Oil Official, Is Dead", Indianapolis Star, December 19, 1927). The city directories published in 1920, 1921, and 1922 also show that he did not live in the house around the time of his becoming owner of it in 1919. (R.L. Polk & Co.'s Indianapolis Directory for 1920, Indianapolis, 1920; R.L. Polk...for 1921, Indianapolis, 1921; R.L. Polk...for 1922, Indianapolis, 1922).

C. Sources of Information:

1. Primary and unpublished sources: The following are in the Recorder's Office, City-County Building, Indianapolis.

Deed Record 1270, 1804, Inst. No. 65-35593.

Deed Record Town Lots 9, 473, 614, 820, 100, 1019.

Estate Docket 79.

Miscellaneous Record 212.

Mortgage Record 1066, 1406.

Release Record 53.

Will Record N, V.

2. Secondary and published sources:

Herschell, William, & Rabb, Kate Milner. History of Indiana ...also An Account of Indianapolis and Marion County. Dayton, Ohio, 1924.

Indianapolis City Directory for 1865. Hawes & Co. Indianapolis, 1865.

"J.W. Staub, Oil Official, is Dead", Indianapolis Star, December 19, 1927.

R.L. Polk & Co.'s Indianapolis Directory for 1920. Indianapolis, 1920.

R.L. Polk.....for 1921. Indianapolis, 1921.

R.L. Polk.....for 1922. Indianapolis, 1922.

Swartz and Tedrowe's Indianapolis Directory, 1872-73. Indianapolis, 1872.

Sutherland & McEvoy's Indianapolis City Directory & Business Mirror for 1860-61. Indianapolis, 1860.

Prepared by Wesley I. Shank
Architectural Historian
Iowa State University
August, 1971

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Staub House is located on the near east side of Indianapolis at the northeast edge of the Lockerbie Square area and is one of the most significant examples of domestic architecture in the Lockerbie area. The brick residence is modest in scale, well proportioned, and hopefully will be restored in the near future by the Historic Landmarks Foundation of Indianapolis. The house was built c. 1860.
2. Condition of fabric: Good.

B. Description of Exterior:

1. Overall dimensions: 24'2-1/2" x 64'3". Number of bays: Three. Number of stories: Two, with a partial basement. Layout, shape: Rectangular with projecting three-sided bay on the south elevation.
2. Foundations: Red brick, common bond, header generally every eighth course. Wall thickness varies from 8" to about 1'0" thick. Bricks are about 2-1/4" x 4" x 8". Good condition.
3. Wall construction, finish and color: Walls are of red brick laid up in common bond. The facade (east elevation) has a stone belt course eight inches high and one foot above the existing grade. The brick surfaces have been painted several times and it is difficult to determine if the house was built in an additive manner or constructed as a total entity in a short period of time. Several rather strong vertical lines in the brickwork would tend to indicate the latter. This is particularly noticeable on the upper part of the middle area of the north elevation. All of the brick work needs cleaning and the joints should be pointed.
4. Structural system, framing: Brick bearing walls with wooden joists. First floor framed with 2 x 10 at 16" on center. First floor is also framed with wooden joists. Attic framing is difficult to analyze since access is possible only near the center portion of the house.
5. Porches, stoops and bulkheads: South porch: Two-storied porch on south elevation has been largely modified with simple twentieth-century wooden square columns, plain

rectangular balusters and railing. This work was probably done in the 1950's. Porches framed with wood joists, beams and wood decking. Shed porch: A shed roof porch is located at the southwest corner. The roof is of the same slope as the rear gabled element of the house. It, too, is of wooden construction. Ornamental pendant brackets define the bearing points on the south elevation. Bulkhead: Cellar entrance projects at right angle to west wall of house. It has a brick foundation, stone stairs and a wooden door.

6. Chimneys: Two brick chimneys--a central one at the middle of the house and a second one is an inside end chimney at the west end of the building.

7. Openings:

Doorways and doors: The main entrance is asymmetrically located at the east elevation (facade) and has a wide jamb and head of wooden construction, jig saw-cut molding (about 1 x 2 in section) is applied to outer edge of the rectangular frame. The doorway has a hooded appearance because a balcony supported by massive wooden scroll brackets defines the opening. The balcony railing is of cast iron. The main door is recessed into the building with deep niches between it and the exterior wall. The niches are plastered. The door has a large light with rounded corners and a heavy quarter-round molding, with two molded panels below the grazing. Transom and glass light above the door set in a plain frame. Two similar exterior doors are located on the first floor of the south porch. The rear door (west elevation) is a five-panel three-tiered unit.

Windows: The windows on the facade (east elevation) are simple wooden rectangular double-hung units set in wood frames. The heads are spanned by limestone lintels, and all have limestone sills. Lintel sills and window frames are painted a dark green. All of the other double-hung windows are similar except that the heads are spanned by flat brick arches.

8. Roof:

- a. Shape, covering: A series of roofs covered with black asphalt roofing. Roof at front is a gable with the ridge parallel to the facade. The roof over the center section is hipped with a flat deck intersecting with the front gable. The rear roof is a lower gable roof (ridge runs east-west).
- b. Cornice, eaves: A boxed wood cornice at the front and middle section of the house. The eaves at the rear of the house are defined by a simple fascia board.

- c. Dormers: A simple wood framed dormer is located on the south elevation towards the rear of the house. It has two rectangular wooden hung windows.
44. IND
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C. Description of Interior:

1. Floor plans:

Basement: L-shaped layout with storage room, furnace room and coal bin off of furnace room. Other areas with foundation walls are crawl spaces. Open.

First floor: Four rooms front front (east) to rear (west) with stair to the south to front room, open porch, and a room with a three-sided projecting bay. No corridors or halls. The rooms have been sub-divided and closed off to form a series of apartments. It is difficult to analyze the original function of the spaces on either floor because of extensive remodeling.

Second floor: Similar except that there is a room over the first floor stair hall and a hall way of more recent construction has been built to give access from the front stair to a rear apartment. It is essentially a side hall plan four rooms deep. The wall between the two front spaces (east elevation) is angular and it appears to be a part of the original construction. This was probably done so that the wall would miss a window which is on the center line of the facade.

2. Stairways: Basement: Open single run stairway on north wall at rear of the house. Stairway is wooden with a closed storage space under the stair. First floor: Rear enclosed wooden stairway on north wall over basement stairway gives access to a small second story apartment. The main stairway at the front of the residence is a wooden open well. It is a two flight stair with a continuous hand rail, turned balusters and newel post and simple brackets. It is similar to numerous other stairways in the immediate area. It is painted a light grey.
3. Flooring: Basement: Coal bin and furnace room have concrete floors. Wooden floor in basement storage room. First and second floor: All floors are wooden and most are covered with linoleum.
4. Wall and ceiling finish: Basement: Brick walls with wooden tongue and groove wainscot about 2'6" high in storage room. It is possible that this space might have been used as a summer kitchen when the house was built. First and second floor: All originally constructed walls and ceilings are plastered and all of these have been papered with the exception of the main stairway hall, which

is painted a light grey. The partitions that have been constructed to sub-divide the house into apartments are thin fiber board on 2 x 4 or 2 x 6 studs. The finish surface is wall paper. 49-IND
7-

5. Doorways and doors: The original doors are four-panel two-tiered doors and painted. Door and window trim is plain or low profile flat pediment, all trim is painted.
6. Notable hardware: A few doors have surface-mounted iron box locks; most have varieties of modern locks.
7. Mechanical equipment: Heating: Twentieth century stoker fed coal fired boiler (steam) with cast iron radiators. Lighting: Electric with no fixtures of significance. Plumbing: Twentieth century with no fixtures of historical interest.

C. Site:

1. General setting and orientation: The house is located on the west side of College Avenue. The facade is the east elevation, the rear of the house is the west elevation. An unpaved alley defines the lot line on the south. The sidewalk on the front (east) is concrete. A series of stone stairs (three risers) and a lot 2'0" high concrete block wall defines the east property line. A series of large slabs of stone form a walk from the stairs to the front door.

Prepared by David R. Hermansen
Ball State University
August, 1970

PART III. PROJECT INFORMATION

These records were prepared as part of a cooperative project in 1970 between the Historic Landmarks Foundation of Indiana and the Historic American Buildings Survey. During this project, nine buildings in Indianapolis were measured and drawn, and sixteen more were recorded with professional photographs and written data.

The project was under the general direction of James C. Massey, Chief of the Historic American Buildings Survey. Measured drawings were prepared by student architects under the direction of Professor David R. Hermansen of Ball State University, Muncie, Indiana. Professor Wesley Shank of Iowa State University prepared the historical data, and Jack E. Boucher, HABS staff photographer, provided the photographic record. H. Roll McLaughlin, FAIA, State Preservation Coordinator, President of the Historic Landmarks Foundation, and member of the HABS Advisory Board, served as consultant throughout the project.